

178.0

0005

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

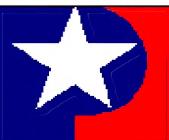
766,000 / 766,000

USE VALUE:

766,000 / 766,000

ASSESSED:

766,000 / 766,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
6		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PAN ZHENGHENG &	<input type="checkbox"/>
Owner 2: WANG KAIXIAN	<input type="checkbox"/>
Owner 3: <input type="checkbox"/>	

Street 1: 6 VIRGINIA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: YPostal: 02476 Type:

PREVIOUS OWNER

Owner 1: PICARIELLO WILLIAM & JAMES/TRS -

Owner 2: 6 VIRGINIA RD REALTY TRUST -

Street 1: 24 MAPLEHURST RD

Twn/City: LITTLETON

St/Prov: MA Cntry:

Postal: 01460

NARRATIVE DESCRIPTION

This parcel contains 10,540 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Brick Veneer Exterior and 2649 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10540		Sq. Ft.	Site		0	70.	0.70	7									515,339						515,300	

Total AC/HA: 0.24197

Total SF/SM: 10540

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 515,339

Spl Credit

Total: 515,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 766,000 / 766,000
 766,000 / 766,000
 766,000 / 766,000

 APPRAISED:
 USE VALUE:
 ASSESSED:

 766,000 / 766,000
 766,000 / 766,000
 766,000 / 766,000

 User Acct
 120737
 GIS Ref
 GIS Ref
 Insp Date
 08/21/18
 !14001!

USER DEFINED

Prior Id # 1:	120737
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
Last Rev Date:	
Last Rev Time:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Average			OTH FIX=SINK/BMT;											
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Fair														
Foundation: 1 - Concrete				A 3QBth: 1	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 8 - Brick Veneer				A HBth: 1	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: BRICK & BEIGE				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl: 1	Rating: Average			Other											
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1950	Eff Yr Blt:			Location: 1				Lvl 1											
Alt LUC:	Alt %:			Total Units: 1				Lower											
Jurisdct:	Fact: .			Floor: 1															
Const Mod:				% Own: 1															
Lump Sum Adj:				Name: 1															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Phys Cond: AV - Average	31. %		Exterior: 1				No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster	Functional: 1			Interior: 1				1	6	3	1								
Sec Int Wall: 8 - Plyw Panel	20 %			Additions: 1															
Partition: T - Typical	Special: 1			Kitchen: 1															
Prim Floors: 3 - Hardwood				Baths: 1															
Sec Floors: 1	%			Plumbing: 1															
Bsmnt Flr: 12 - Concrete				Electric: 1															
Subfloor: 1				Heating: 1															
Bsmnt Gar: 1				General: 1															
Electric: 3 - Typical				Total: 1	31 %			1	6	3									
Insulation: 2 - Typical				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Int vs Ext: S				Basic \$ / SQ: 95.00				Rate	Parcel ID	Typ	Date	Sale Price							
Heat Fuel: 2 - Gas				Size Adj.: 1.35000002															
Heat Type: 3 - Forced H/W				Const Adj.: 1.02165782															
# Heat Sys: 1				Adj \$ / SQ: 131.028															
% Heated: 100	% AC: 1			Other Features: 81500															
Solar HW: NO	Central Vac: NO			Grade Factor: 1.00															
% Com Wall	% Sprinkled: 1			NBHD Inf: 1.00000000															
MOBILE HOME				NBHD Mod: 1															
Make: 1				WtAv\$/SQ: 1															
Model: 1				AvRate: 1															
Serial #: 1				Ind.Val: 1															
Year: 1																			
Color: 1																			
SPEC FEATURES/YARD ITEMS				PARCEL ID 178.0-0005-0019.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
19	Patio	D	Y	1	10x25	G	AV	1970	4.69	T	39.2	101			700			700	
More: N	Total Yard Items:	700	Total Special Features:		Total:	700													
				AssessPro Patriot Properties, Inc															